

## **OFFICIAL ACTIONS OF THE ADDISON PLANNING AND ZONING COMMISSION**

May 28, 2009

6:00 P.M. – Council Chambers

Addison Town Hall, 5300 Belt Line Road

Present: Chris DeFrancisco, Ralph Doherty, Jamie Gaines (Chairman),  
Jennifer Hewitt, Neil Resnik, Kathryn Wheeler,  
Absent: Wood

Commissioner Wheeler moved to approve the minutes as written. Commissioner Doherty seconded. Motion carried.

Voting Aye: DeFrancisco, Doherty, Gaines, Hewitt, Resnik, Wheeler

Voting Nay: none

Absent: Wood

1. FINAL PLAT/MHSS Addition. Requesting approval of a final plat for one lot of 7.4013 acres in a Planned Development District, located at the northwest corner of the intersection of Dallas Parkway and Sojourn Drive, on application from Kimley-Horn and Associates, Inc., represented by Mr. David Kochalka.

Commissioner Doherty moved to recommend approval of the final plat for one lot of 7.4013 acres in Planned Development District, located at the northwest corner of the intersection of Dallas Parkway and Sojourn Drive, on application from Kimley-Horn and Associates, Inc., represented by Mr. David Kochalks, subject to the following conditions:

1. The Town of Addison intends to improve Addison Road to a divided section in the future. It is anticipated that the median openings would be located at the driveway labeled "Main ED Access" and the entrance to the Upper School at Trinity Christian Academy along Addison Road. The remaining driveways along Addison Road are not anticipated to receive a median break.
2. The Transportation Plan indicates that 10' of right-of-way is required on Sojourn for the roadway expansion and right turn lane unless it can be demonstrated that it is not needed.
3. Additional right-of-way is required for Addison Road at Sojourn Drive in accordance with the Transportation Plan.
4. Because the driveway to the north is located in the right turn lane for westbound Sojourn to northbound Addison Road, it should be eliminated unless it can be shown to be operated safely.
5. Because the first driveway north of Sojourn is located in the right turn lane, the right turn lane needs to be extended so that cars are not stopped on Dallas Parkway to turn into this driveway. An

easement can be dedicated for the continuance of the right turn lane.

6. Name in Owner's Certificate (Advanta) does not match owner stated on Special Warranty Deed (Schlegel), however, staff believes property is now owned by Advanta. Provide deed information showing Advanta as owner.
7. Note 1 – Bearing and distance provided (N01-33-44E) does not match deed call (N02-01-34E).
8. Change F.A.U.E to Access & Utility Easement (A.U.E); fire lane easements are not delineated on the plat.
9. Provide the instrument number for the abandonment of the mutual access easement, greenbelt area and deed restriction.
10. The existing water easement will need to be abandoned by ordinance.
11. If the storm sewer is to be a public system, this description will need to include a drainage easement (A.U.D.E.) where appropriate.
12. Add a detention area easement that encompasses the detention area and include the attached detention statement.
13. Provide a closure sheet.

Commissioner Wheeler seconded. Motion carried.

Voting Aye: DeFrancisco, Doherty, Gaines, Hewitt, Resnik, Wheeler

Voting Nay: none

Absent: Wood

2. REPLAT/Lot 2 and 3, Block A, Beltwood North – Airport Addition, Requesting approval of a replat for two lots on 15.032 acres, located on the east side of Midway Road, between Commander Drive and Kellway Drive (in Carrollton), on application from S&B Realty, LLC, represented by Mr. Bob Wright of Pate Engineers.

Commissioner Hewitt moved to recommend approval of the replat of Lot 2 and 3, Block A, Beltwood North – Airport Addition, a replat for two lots on 15.032 acres, located on the east side of Midway Road, between Commander Drive and Kellway Drive (in Carrollton), on application from S&B Realty, LLC, represented by Mr. Bob Wright of Pate Engineers, subject to no conditions. Commissioner Resnik seconded. Motion carried.

Voting Aye: DeFrancisco, Doherty, Gaines, Hewitt, Resnik, Wheeler

Voting Nay: none

Absent: Wood

3. Discussion of information provided to the Commission on Plats and Subdivisions.

The Commission briefly discussed the information the staff had provided on Platting and Subdivision law. No action was taken.

There being no further business before the Commission, the meeting was adjourned.